

March 22, 2024

Sherman Epro, Chairman
Stoughton Zoning Board of Appeals
10 Pearl Street
Stoughton, MA 02072

RE: Hebrew SeniorLife: 40B Comprehensive Permit Application

Dear Mr. Epro,

HSL Stoughton LLC is submitting this application for a Comprehensive Permit pursuant to Massachusetts General Laws, Chapter 40B. HSL Stoughton LLC is wholly owned and controlled by Hebrew SeniorLife (HSL). We are proposing a 200-unit 62+ senior housing rental community which will be 100% affordable. Of the 200 units, 128 will be targeted to households earning up to 60% area median income (AMI) and 72 units will be rented to households earning 30% AMI or less. The project will also include approximately 7,200 square feet of community space on the ground floor. The overall community will include a first floor that provides multiple communal spaces, including the potential for a multipurpose room, management offices, a small kitchen with a café and convenience store, lobby, salon, lounge, fitness center and a mail and package room. The first-floor multi-purpose room is a large sub-dividable space that can be used for a variety of functions, both for the residents and the larger community. It can be accessed directly from the main entrance vestibule and from the lobby and opens up to a small patio outside to the north. We anticipate that construction will proceed in two phases of 96 and 104 units, respectively, with the building(s) in each phase being designed such that they present as one seamless community upon final completion.

There is significant need for affordable housing for seniors, particularly housing that includes robust supportive services as proposed by HSL. As you know, the noted increase in the senior population as a percentage of Stoughton residents has spurred the Town to prioritize the creation of affordable senior housing in both its Master Plan and Housing Production Plan. The need for senior housing in Stoughton continues to increase, resulting in more than 3,600 seniors on the Stoughton Housing Authority's federal and state public housing waitlist, with an additional 1,700 seniors waiting for a mobile MRVP or Section 8 voucher from the Housing Authority. The Housing Production Plan estimates that the age 65+ senior population of Stoughton will increase by 2,174 through 2030. Census data suggests that approximately 30% of existing seniors in Stoughton are cost burdened (i.e. paying more than 30% of their income for housing-related expenses). The Town of Stoughton's 2022 Community Preservation plan also emphasizes the need to prioritize affordable housing units that "assist low income elderly renters and homeowners." With this demonstrated need for more affordable senior housing to serve the Stoughton community, HSL intends to request a preference for up to 70% (up to 140) of the units at the HSL Development to be leased to local residents at initial occupancy. At the completion of the zoning and permitting processes, all units in the HSL Development would be included on Stoughton's subsidized housing inventory (SHI).

All households will have access to the wraparound supportive services that HSL provides their residents. This includes the R3 program - Right Care, Right Place, Right Time, which embeds a Wellness Coordinator and a Wellness Nurse into the community with a focus on improving the quality of life and the health outcomes for the residents.

We are proud of the proposed building's design, sustainability, and accessibility. The design is respectful of its context with setbacks from Simpson and Canton Street. The building form is divided into two separate 6-story wings of equal length that are roughly perpendicular to each other, forming an "L" configuration that opens up to the wetlands to the southwest. The main entrance to the building is at the point where the two wings come together—the geometric center of the building. This is also where the common activity spaces are located—places where the residents all come together as a single community. From this location, residents can also access an outside open space to the south with patio, community garden areas and access

to walking paths that meander around the site.

Consistent with Stoughton and HSL's shared commitment to environmental sustainability, we will endeavor to design and construct this community to Passive House standards. We will aim to minimize our use of fossil fuels to the extent possible and we will likely include solar panels as part of the source energy for the community. We will also explore with the Town the possibility of allowing the Town access to the "undevelopable" green space surrounding the property to be used for community walking paths or other appropriate outdoor uses

We have assembled a very experienced Development Team that includes: DiMella Shaffer Associates, Inc., an architectural firm leading the industry in sustainable design; Avenue Development LLC, an organization with decades of experience in partnering with non-profits to finance and develop affordable multifamily housing; Beals and Thomas, Inc., a leading engineering firm in Massachusetts with in-depth experience serving as the civil engineer and environmental consultant; Crowley Cottrell, LLC, an expert in sustainable landscape design and site planning. Additionally, The Law Office of Barry R Crimmins, P.C., which has multifaceted experience coordinating and advising on the permitting of projects through 40B process in Stoughton, is our local zoning counsel.

In addition to the application materials provided here, we have already submitted to the Town a check in the amount of \$21,176 to cover the Town's Comprehensive Permit Application fee of \$150 for filing, \$25.70 in advertising and a consultant, legal review deposit of \$1,000 plus \$100 per dwelling unit.

We look forward to working with you along with Town departments and staff through a successful permitting process. We appreciate your strong commitment and the investment of time and effort you donate to increasing affordable housing opportunities in Stoughton. Please let me know if you need any additional information to complete your review.

I can be reached at 617- 363-8488 or at deborahmorse@hsl.harvard.edu.

Sincerely,

Deborah Morse

Deborah Morse
Vice President, Real Estate
Hebrew SeniorLife, Inc.